

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION
MEETING
MAY 6, 2008**

The regular session of the Auburn City Historic Design Review Commission was called to order on May 6, 2008 at 6:02 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Spokely, Nardini-Hanson, Worthington, Briggs, Elder, Kidd, Chrm. Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director; Matt Fremont, Associate Planner; Lance E. Lowe, Associate Planner; Sue Fraizer, Administrative Assistant; Joseph Scarbrough, Assistant Planner Intern

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of the March 18, 2008 meeting were approved as submitted. The minutes of the April 1, 2008 meeting were approved as submitted. The minutes of the April 15, 2008 meeting were approved as submitted.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

- A. **Historic Design Review - 1311 Lincoln Way (Bayne Office) - File HDR 08-3.** The applicant requests approval for a remodel and addition to the building located at 1311 Lincoln Way.

Commissioner Spokely arrived at the meeting at this time.

Planner Fremont gave the staff report. The applicant proposes a ±481 square foot addition to the building. The addition will create a front porch, an entry area, a small office on the ground floor, and an office on the upper level of the building. The frontage of the building will integrate a new landscaping plan. The proposed new front walkway will be constructed of brick. Planner Fremont reviewed the proposed exterior improvements. The additional square footage to the building would require one additional parking space. However, since the existing rear parking lot is not large enough to add one space, the applicant will be required to pay the appropriate in-lieu parking fee of \$7,100. The ability to pay the parking fee is subject to the approval of the City Council.

It is staff's opinion that the improvements, materials and colors are of high quality; are compatible with the character of the historical Down Town district, enhance the structure and area and are consistent with the Historical Preservation Architectural Design Guidelines. Staff recommends approval of the addition and exterior improvements, as proposed.

Comm. Worthington asked if a parking lot striping plan is to be included in this project.

Planner Fremont replied that they will be required to stripe the new handicapped parking space.

Comm. Worthington asked why the applicant is being required to pay the in-lieu parking fee.

Planner Fremont replied that the additional square footage requires an additional parking space, however there is no way to make room for another space.

Comm. Worthington asked if the new Streetscape plan was taken into consideration with this plan.

Director Wong replied that staff will follow up with the applicant and show him the most current Streetscape plans.

Comm. Spokely mentioned that care should be taken with placement of the Streetscape gateway structure as it relates to this property.

The public hearing was opened.

The applicant's representative, Bart Edwards of 1489 Buckeye Court in Auburn stated that they are very willing to work around the Streetscape plan.

The Commissioners agreed that the proposal will be a nice improvement to the existing building.

There were no comments from the audience. The public hearing was closed.

Comm. Merz **MOVED** to:

Adopt HDRC Resolution No. 08-15 as presented, approving the ±481 square foot addition and exterior improvements to the office building located at 1311 Lincoln Way.

Comm. Nardini-Hanson **SECONDED**.

AYES: Merz, Spokely, Nardini-Hanson, Worthington, Briggs, Elder, Kidd, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

B. Historic Design Review - 292 Placer Street (Office Building) - File HDR 08-11. The applicant requests approval for a proposed exterior facade remodel to the building located at 292 Placer Street.

Planner Fremont gave the staff report. The building has been identified to be within the designated redevelopment area determined by the City; however, it is not identified in the Historical Resource Survey conducted in 1986. Planner Fremont review the proposed improvements to the building. Although the proposed paint scheme, building materials, windows and exterior fixtures are a slight departure from the original construction, it is staff's opinion that the proposed new materials will enhance the structure. Additionally, it is staff's opinion that the improvements are compatible with the character of the historical district. Staff recommends approval of the proposal.

Comm. Spokely stated that although the proposed changes are a great improvement to the building, he is concerned that they are inconsistent with the Historic Design Review Guidelines.

Director Wong responded that this building is considered to be in the Old Town District, however it is not actually located in Old Town and therefore does not fit into the same classification as a building in Old Town Auburn.

Comm. Spokely expressed his desire that due diligence be exercised in following the District goals.

The Commissioners discussed how this building fits into the Historic Design Review district.

The public hearing was opened.

The applicant, Jeff Leonhardt, 1718 Third Street, Suite 101 in Sacramento stated that he is the architect for the project. He explained that the intent is that the improvements will be reminiscent of an older building. They were thoughtful in color choices, and feel that the proposed changes are a significant improvement to the building.

Comm. Worthington stated that although she likes the exterior light choices, she would like for them to be painted dark brown or black.

Mr. Leonhardt said they would be agreeable with that.

Comm. Worthington expressed her concern with the metal siding not fitting into the area, as well as having a reflective finish.

Mr. Leonhardt replied that the siding material is not reflective. He referred to the sample provided on the materials board.

There were no comments from the audience. The public hearing was closed.

Comm. Worthington **MOVED** to:

Adopt HDRC Resolution No. 08-16 as modified to include a condition that the exterior lighting be painted dark brown or black, approving the request for exterior facade improvements to the office building located at 292 Placer Street.

Comm. Kidd **SECONDED**.

AYES: Merz, Spokely, Nardini-Hanson, Worthington, Briggs,
Elder, Kidd, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

C. **Historic Design Review - 895/897 Lincoln Way (Margareta Swann) File HDR 08-14.** The applicant requests approval for the repainting of two (2) business facades (A Taste of Auburn

and Me Gusta Baby).

Comm. Briggs excused herself from this item and left the meeting, due to its location within 500 feet of her business.

Planner Lowe gave the staff report. He presented the details of the proposed exterior paint changes. The proposal includes two separate field and trim colors for the building. Although the building houses two businesses, a black pilaster separates the two tenant spaces, thereby creating two separate facades. The proposed paint colors are consistent with the intent of the Design Guidelines and staff recommends approval of this proposal.

The public hearing was opened.

The applicant, Margaret Swann of 881 Lincoln Way introduced herself.

Comm. Worthington suggested that an outdoor seating area might be of interest to the applicant.

After discussion, it was determined that if the tenants at this location desire an outdoor seating area, they may contact staff for further information.

There were no comments from the audience. The public hearing was closed.

Comm. Spokely **MOVED** to:

Adopt HDRC Resolution No. 08-18 as presented, approving the repainting of two (2) separate business facades (A Taste of Auburn and Me Gusta Baby) located at 895/897 Lincoln Way.

Comm. Nardini-Hanson **SECONDED**.

AYES: Merz, Spokely, Nardini-Hanson, Worthington, Elder,
Kidd, Chrm. Smith
NOES: None
ABSTAIN: Briggs
ABSENT: None

The motion was approved.

D. Historic Design Review - 111 Sacramento Street (Wizards of Metal) - File HDR 08-16. The applicant requests approval of one 3 ½ square foot hanging sign for Wizards of Metal

located at 111 Sacramento Street.

Planner Lowe gave the staff report. He reviewed the details of the sign, including color, size and materials. Staff has reviewed the selection of sign materials and colors and considers them to be consistent with the intent of the Design Guidelines and appropriate for the Old Town area.

The Commissioners all agreed that they like the sign.

The public hearing was opened. There were no comments from the audience. The public hearing was closed.

Comm. Worthington **MOVED** to:

Adopt HDRC Resolution No. 08-19 as presented, approving one (1) hanging business sign as illustrated in Exhibits "B" & "C".

Comm. Spokely **SECONDED**.

AYES:	Merz, Spokely, Nardini-Hanson, Worthington, Briggs, Elder, Kidd, Chrm. Smith
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

E. Historic Design Review - 896 High Street (Karate-Do)-File HDR 08-17. The applicant requests approval of one wall sign for Karate-Do located at 896 High Street.

Comm. Worthington excused herself from this item and left the meeting, due to its location within 500 feet of her home. Comm. Briggs excused herself from this item and left the meeting, due to its location with 500 feet of her business.

Planner Lowe gave the staff report. The applicant proposes to install a new 30 square foot plexi-glass face over an existing sign on the front facade of the building. Planner Lowe provided details about the proposed sign, including size and colors. Staff has reviewed the selection of sign materials and colors and considers them to be consistent with the existing building, the intent of the Design Guidelines, and that they are appropriate for the Downtown area. Planner Lowe noted that the applicant is not at tonight's meeting.

Comm. Kidd asked if the sign has lighting from the inside.

Planner Lowe replied that it does.

Comm. Nardini-Hanson asked if the phone number could be made smaller or eliminated. She asked if the Commission has any control over that.

Director Wong stated that the Commission cannot regulate content, but staff could encourage the applicant to make the sign less cluttered.

The Commissioners discussed the possibility of continuing this item to allow time for the applicant to be asked if he would be willing to remove some of the wording on the sign.

Comm. Merz **MOVED** to:

Continue this item for review at the May 20, 2008 Historic Design Review Commission meeting.

Comm. Spokely **SECONDED**.

AYES: Merz, Spokely, Nardini-Hanson, Elder, Chrm. Smith
NOES: None
ABSTAIN: Worthington, Briggs, Kidd
ABSENT: None

The motion was approved.

Comm. Worthington and Comm. Briggs returned to the meeting.

ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
No report.
- B. Future Historic Design Review Commission Meetings
There will be a meeting on May 20, 2008.
- C. Reports
None.

ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS

None.

ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant